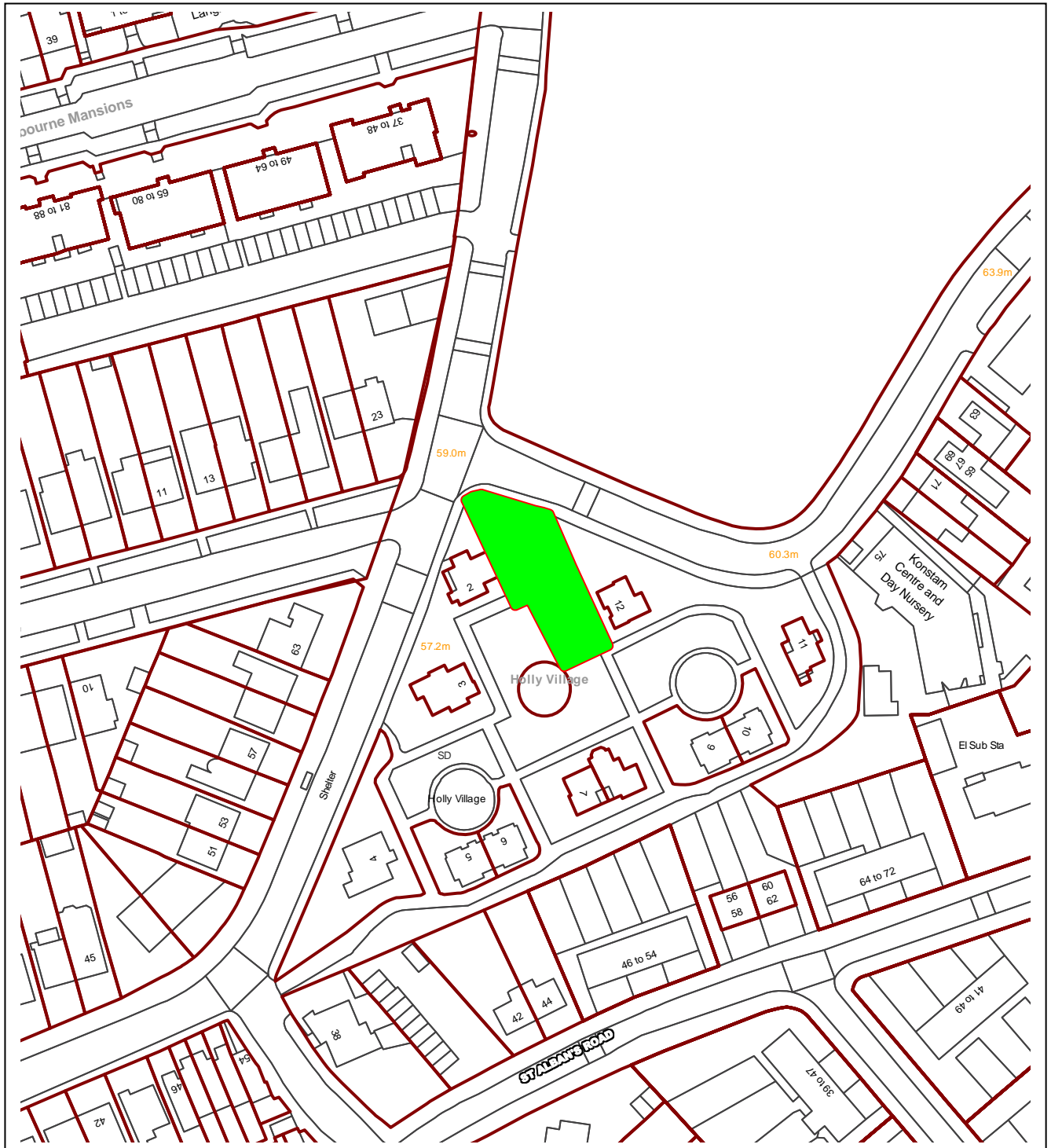


2017/0975/L – 1 Holly Village



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1. View of no.s 1 and 2 Holly Village from the corner of Swain's Lane and Chester Road



2. View of no.1 Holly Village from Chester Road



3. View of the existing boundary treatment at no.1 Holly Village



4. Details of existing boundary treatment to no.2 Holly Village



5. Historic photograph c.1870 showing the frontage of Holly Village

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	17/04/2017
		N/A / attached		Consultation Expiry Date:	
Officer			Application Number(s)		
Sarah Freeman			2017/0975/L		
Application Address			Drawing Numbers		
1 Holly Village Swains Lane London N6 6QJ			Site Location Plan; 1/10; 2/20; 3/10; 4/10; 5/10; 6/10; 7/10; 8/10; 9/10; 10/10; Design & Access Statement dated 06/03/2017; Additional Supporting Statement dated 23/03/2017.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>Alterations to existing front garden boundary treatment, including the replacement of oak posts and the addition of metal chain links between posts; Resurfacing of the pathway leading to the main entrance gate.</p>					
Recommendation(s):		Grant			
Application Type:		Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	09	No. of objections	07
			No. Electronic	00		
Summary of consultation responses:	Historic England – flexible authorisation granted on 24/03/2017					
	A site notice was displayed 08/03/2017-29/03/2017 and a press notice was advertised on 09/03/2017.					
	7 objections, 1 comment and 1 letter of support were received from the owners / occupiers of neighbouring properties – 2, 3, 5, 8, 11, 12 Holly Village ; and 28 Swain's Lane. Their comments are summarised as follows:					
	<ul style="list-style-type: none">Proposals do not preserve character and appearance of Grade II* listed Holly Village					
	Officer response: (see 2.2-2.6 below)					
	<ul style="list-style-type: none">Proposals do not comply with Holly Village Covenant and decisions on changes to fences are made at the Holly Village Freeholder Management Meetings (meets 2X year) who have not approved proposals.					
	Officer response: Issues of consultation with freeholders and issues regarding covenants are civil matters and not a planning matter in this instance. (see 2.2 below)					
	<ul style="list-style-type: none">Original architect plans show lattice fences all around the village.					
	Officer response: it is correct that original plans and historic photos show rustic lattice fencing around Holly Village but this does not extend to the area in front of nos.1 & 2 Holly Village – see historic photo dated c.1870 included in photo pack. (see 2.3 below)					
	<ul style="list-style-type: none">Proposals would lead to boundary treatment to frontages of nos. 1 & 2 Holly Village having a different and unbalanced appearance as viewed from Swain's Lane.					
	Officer response: (see 2.6 below)					
	<ul style="list-style-type: none">Proposed low metal mesh fences inappropriate.					
	Officer response: this element of the proposals has been removed (see 1.4 below)					
	<ul style="list-style-type: none">Private hedge has been destroyed and should be repaired and reinstated and current condition of boundary treatment is poor.					
	Officer response: The current application proposes to replace the existing privet hedge with a Japanese Holly hedge and proposes to reinstate a new boundary treatment. (see 2.4 below)					
	<ul style="list-style-type: none">Existing timber posts that have been removed should be repaired and reinstated.					
	Officer response: this application proposes the replacement of rotten timber posts to match existing. (see 2.4 below)					
	<ul style="list-style-type: none">Support for returning front entrance to Holly Village to original design.					

**CAAC/Local groups*
comments:**
*Please Specify

Dartmouth Park CAAC have responded stating they do not wish to offer comments on the proposals.

Site Description

The application site is a grade II* listed house, one of a Group of 12 former estate cottages dating from 1865 by HA Darbshire for Baroness Burdett-Coutts. Built by William Cubitt, employing Italian craftsmen for the wood carving. The group comprises substantial 2-storey cottages in cottage ornée style, picturesquely grouped around a private garden entered from street through an archway flanked by 2 cottages. The site is located within the Dartmouth Park Conservation Area.

Relevant History

2 Holly Village, 2013/2365/L – Repair and alteration to existing ground floor boundary fence, including the removal, refurbishment and reinstatement of the original hardwood fence posts, with the addition of concealed galvanised metal supports to each post, and supporting granite setts to the base of each post. **Granted 19 July 2013.**

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Supplementary Planning Guidance

CPG1 (Design) 2015

Dartmouth Park Conservation Area Statement

Draft Camden Local Plan

The Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan took place from 30 January to 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

The following policies are considered to be relevant:

D1 Design

D2 Heritage

Assessment

1.0 Proposal

- 1.1 The proposals are for alterations to the existing front garden boundary treatment, including the replacement of timber posts and the addition of metal chain links between posts and for the resurfacing of the pathway leading to the main entrance gate.
- 1.2 The proposals would replace the existing original timber posts and former non-original low level lattice fencing with timber posts 1050mm tall to match existing with chain link metal fencing between the posts. A low level hedge would be replaced as part of the proposals.
- 1.3 It is also proposed to resurface the asphalt access path to the main gate. It is proposed to replace with asphalt and install bands of stone between the boundary posts of no.1 and no.2 to demarcate this path from the public footway. To aid this it is also proposed to install two additional timber posts to match existing on the boundary.

Amendments

- 1.4 During the course of the application the applicant has amended the plans to remove the proposed wire mesh fencing from the proposed new boundary treatment as it was advised that this aspect of the original proposals was not acceptable in design terms.

2.0 Assessment

- 2.1 Policy CS14 aims to ensure the highest design standards from developments. This is supported by Policy DP24 which requires all development, including alterations and extensions to be of the highest standard of design and to respect the character, setting, form and scale of the host building and neighbouring properties. Policy DP25 seeks to preserve and enhance the character and appearance of conservation areas and to ensure that alterations to listed buildings will not cause harm to the special interest of the building.
- 2.2 Holly Village is a collection of 12 properties built as a single picturesque grouping in an ornate Gothic style. The properties have been in separate freeholder ownership since 1922. Fronting the junction of Swain's Lane and Chester Road, the application site (no.1 Holly Village) has a front garden within its boundary, which also includes the main access path leading up to the main entrance gate to Holly Village. There is a deed of covenant in place that requires the freeholders of Holly Village co-operation to maintain the landscaped areas, gates and fences through a freeholders committee, by which the current proposals have not been approved. It is important to note that issues of consultation with freeholders and issues regarding covenants are not a planning matter and that the only area of consideration under this application is whether the proposals would preserve the special interest of this Grade II* listed building.
- 2.3 The character of nos.1 & 2 Holly Village differ slightly from the rest of the properties in that they form a gatehouse to the rest of the group, orientated towards Baroness Burdett-Coutts estate to the north to which Holly Village was designed as a picturesque eye-catcher. Holly Village is bounded by high-level rustic lattice fencing, evident from Swain's Lane and Chester Road, which contributes to the picturesque character of the group. This fencing joins the buildings at nos. 1&2 Holly Village. As shown in historic photograph of c.1870 submitted to support the application (see photo pack) – the area in front of nos.1 and 2 Holly Village had a different, more open boundary treatment of timber posts connected by chain-links. Lower level lattice fencing between timber posts has been present to the frontages of nos.1 & 2 Holly Village for some time (the applicant has indicated that they introduced this in 1996 as a temporary way of supporting the otherwise collapsing posts and hedge). Repairs to the existing boundary treatment at no.2 were approved in 2013.
- 2.4 A site visit has confirmed that of the existing boundary treatment to no.1 Holly Village, many of the posts are either missing or in a poor state of repair and that the most of the previous non-original criss-cross lattice fencing is also missing. As a result the current boundary treatment is unsightly. One of the original timber posts, adjacent to the wall forming the left side of the main gated entrance, is in a good condition and is proposed to be retained and used as a template for the additional replacement posts. The locations of the posts will remain the same as existing and will be set within the original granite slabs at ground level. The proposals include the replacement of the existing privet hedge with a low ledge of Japanese Holly.
- 2.5 The proposed replacement of the existing boundary treatment with replacement timber posts with iron collars to match existing and replacement of the former criss-cross lattice fencing with metal chain links between the reinstated timber

posts has been designed to return the front entrance to Holly Village to its original design as shown in an historic photograph from c.1870 (included within the photograph pack). Detailed drawings of the proposed replacement posts (at a scale of 1:5) have been recommended via a condition attached to the decision notice to ensure that their design and detailing is of a sufficiently high quality to match that the original posts.

- 2.6 While it is unfortunate that the proposals would lead to a differing boundary treatment to nos.1 & 2 Holly Village, the existing criss-cross lattice fencing is not part of the original design of the boundary around nos. 1 and 2 and therefore cannot be considered to constitute part of the buildings' special interest. While a consistent boundary treatment to the two properties would be desirable, it should be noted that the Gothic-Revival front elevations of nos.1 & 2 Holly Village are not in themselves symmetrical. The installation of a new boundary treatment to no.1 designed to reflect the historic arrangement of timber posts joined by metal chain links is not considered to harm the special architectural and historic interest of Holly Village. Therefore the current proposals are considered to be acceptable.
- 2.7 It is also proposed to resurface the main access path leading to the main entrance gates. The existing path is surfaced in asphalt. The current proposals involve the replacement of this surfacing with the addition of stone bands between the timber posts of no.1 and no.2 that line the path. Both this and the proposed installation of two additional timber posts to match existing on the boundary will help to demarcate this path from the public footway. Details of the surfacing materials have been required via a condition attached to the decision notice to ensure that the replacement materials are of a sufficient quality to preserve the special interest of the listed building.
- 2.8 Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.16 and s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3.0 Recommendation

- 3.1 On balance, the proposals are considered to preserve the special interest of the host Grade II* Listed Building and are recommended for approval.
- 3.2 Grant listed building consent.

DISCLAIMER: The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15 May April 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Ms Diana Brown
1 Holly Village
Swains Lane
London
N6 6QJ

Application Ref: **2017/0975/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

9 May 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**1 Holly Village
Swains Lane
London
N6 6QJ**

DECISION

Proposal: Alterations to existing front garden boundary treatment, including the replacement of oak posts and the addition of metal chain links between posts; Resurfacing of the pathway leading to the main entrance gate.

Drawing Nos: Site Location Plan; 1/10; 2/20; 3/10; 4/10; 5/10; 6/10; 7/10; 8/10; 9/10; 10/10; Design & Access Statement dated 06/03/2017; Additional Supporting Statement dated 23/03/2017.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed

Executive Director Supporting Communities



Buildings and Conservation Areas) Act 1990.

- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details, including elevation, plan and section drawings of new timber posts at a scale of 1:5.

- b) Manufacturer's specification and samples of proposed replacement surfacing materials for main access path.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

the proposal is in general accordance with policy CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging Camden Local Plan. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework. For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

- 2 The Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan took place from 30 January to 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the

Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION